Town of Panton Chartered 1761

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PANTON BOARD OF CIVIL AUTHORITY MEETING
Thursday, July 31st, 2025
Panton Town Hall

Attending: Teresa Boucher, BCA Chair, Kyle Rowe, Town Clerk, Kirsten De La Cruz, Selectboard Member, Paula Moore, JP, Eileen Brennan, JP, Diana Raphael, JP, Gretchen Bailey, JP

Public: Jeffery Blasius, Jen Roth, Logan Roth-Longe

The meeting was convened by BCA Chair Teresa Boucher at 5:55 p.m.

1. There were no additions or deletions to the agenda.
2. The Lister Appeal Hearing was entered into;
    a. Jeff Blasius began by provide the BCA with documents and discussing the nature of his appeal.
        i. He stated that he and his family had looked at a number of different homes. The assessed value of the home in Panton seemed higher than the value.
        ii. He stated that the house had been on the market for 18 months, and that the market had tested the price on the house, which was listed close to the assessed value, and found it lacking.
        iii. They put an offer on the parcel at $2.4 million, well below the assessed value, and the offer was accepted.
        iv. In examining comparable properties in the area, the assessed value was almost always higher than the sale price.
    b. Eileen asked what assessed value they had used in their supporting documents
        i. Jeff answered that he used assessed value as of the 2024 Reappraisal.

c. Jeff continued that the house needed significant work, both to the interior and exterior, and that it had been mostly unoccupied for the last 18 months. He also stated the property had been purchased previously with an inspection. He stated that 10 years of deferred maintenance had caught up to it, and that the value of the property should reflect that.
d. Paula stated that the Lister noted the house needed that deferred maintenance, and had been downgraded from Average to Fair, and that the Lister had lowered the value from $2.8 to $2.59 million. She asked how Jeff reacted to that.
    i. Jeff stated that he contacted Bill Benton, who stated that is they had paid $2.4 million for a property that had been on the market for 18 months, that was basically the assessed value.
e. Diana asked if the town was to be reappraised today, would all the home value go down?
    i. A discussion was held around the CLA and general assessments and appraisals in the town.
f. A general discussion of the timeline occurred, and it was stated that the BCA doesn't, and shouldn't come to an immediate decision. A site visit was scheduled to be held on Wednesday, August 6th, at 6pm, with Kyle, Gretchen, Diana, and Teresa to attend. A secondary meeting of the BCA to finish the hearing of this issue was scheduled for Wednesday, August 20th at 5:30 p.m.
g. The hearing was tabled until August 20th
    i. At 6:15 p.m., Kyle made a motion to enter deliberative session, Teresa seconded the motion-**VOTE-7 In Favor, 0 Opposed**

3. The BCA began review of the Voter Lists
    a. The entire voter list was reviewed, with notation made to the previous challenges, and additional challenge letters sent out to 6 suspected residents who have moved or otherwise are not eligible to vote in Panton. It was determined that the Town Clerk would purge those issued letters in 2023, issue new challenge letters, and continue to work on maintaining the list with the in-person requests and out of state registrations that the Clerk's Office receives.
4. Teresa noted it was 6:46, and made a motion to adjourn, Eileen seconded-**VOTE-7 In Favor, 0 Opposed**

Respectfully submitted,
Kyle Rowe
Town Clerk/Treasurer